



PRESERVATION STRATEGIES: THREE EXAMPLES

Three buildings in Beach Haven have been selected to demonstrate various appropriate strategies that may be considered in a preservation project. The buildings were chosen to illustrate the work that enhanced their historical character. Two of the three buildings are listed individually on the National Register of Historic Places. The buildings are owned by private individuals and a non-profit organization.

The following recommendations have been based on an analysis of available historical data, such as old photographs, fire insurance maps, local maps, and other documents available in the Beach Haven Library Museum Archive Center, the Long Beach Island Historical Association, the Bishop Library Division of the Ocean County Library or the Ocean County Deeds Archive at the municipal complex in Toms River.

Where the historical data for a building was incomplete, conclusions were based upon existing physical conditions and comparisons with similar buildings for which data does exist, as well as knowledge of local historical features and of similar buildings.

The suggestions made in these case studies are just that, suggestions. They are not mandatory nor are they absolute. In any preservation project there are a number of ways to proceed, and the final determination must take into account the historical significance, intended use, and applicable building codes. These factors will be worked out in discussions between the property owner and the Beach Haven Historic Preservation Advisory Commission when the owner or tenant applies to the Commission for permission to undertake certain work on the outside of the building.



*Beach Haven Free Public Library
247 North Beach Avenue*

www.beachhavenpubliclibrary.org

PRESERVATION: LONG BEACH ISLAND MUSEUM 129 ENGLESIDE AVENUE



Pictured in an 1895 photograph (*above left*) and above right in a 2006 photograph, the Long Beach Island Museum represents a good example of adaptive reuse and preservation. The building was originally the Holy Innocents Episcopal Church.

It is a complex Shingle style building with a prominent square tower on its southwest corner. The main block of the building is rectangular in plan with several additions. A front gable wing, originally the chapel, is situated on the eastern side and connected to the main block by the steeply pitched porch roof. All of the roofs and exterior walls are sheathed with cedar shingles.

The fascias are painted wood and the side eaves display exposed rafter tails. The main façade has a bank of four, multiple light, stained glass windows with trefoil trim and thick mullions, just above the porch roof. The front porch extends across the entire front and wraps to the west side corner underneath the tower. The porch has chamfered posts with brackets and wood balusters that form a quatrefoil design. The tower on the southwest corner has a bracketed, flared hip roof with a weather vane at the top.



Because the Long Beach Island Museum is substantially in its original condition, preservation measures pertain to routine maintenance that will continue to protect this historic building's exterior.

The wood clapboard and wood sash windows need painting periodically. The gentlest possible paint removal processes, such as scraping and sanding by hand or the use of an electric hot air gun are recommended. Sand or water blasting should be avoided as they can cause significant damage to the building's original materials. Water soaks into the wood and will not allow the paint to adhere properly.

The building's wood shingles are an appropriate covering for a Shingle Style building. Historically, wood shingles were treated with brick dust and fish oil to increase their durability. If some shingles become deteriorated, they should be replaced whenever possible with new materials that match the old in composition, size, shape, and color. New wood shingles can be dyed to match the look of the aged. If large sections of the shingles become deteriorated, then new shingles, especially those made from wood at the core of the tree, would be the ideal solution.

See Preservation Brief #19; "The Repair and Replacement of Historic Wooden Shingle Roofs" by Sharon C. Park, A.I.A. at www.cr.nps.gov/hps/tps/briefs/presbhom.htm.

REHABILITATION: DR. WILLIAMS HOUSE “ONION DOME” 502 S. ATLANTIC AVENUE



During rehabilitation in 2006

Housed in a majestic Queen Anne style house, the “Williams Cottage Inn” is the culmination of a painstaking three-year effort to save one of the few remaining beachfront Victorian estates left in the Garden State from the wrecking ball.

Originally constructed in 1886 by legendary Philadelphia architectural firm Wilson Brothers & Company, the once palatial summer retreat of Dr. Edward Williams had deteriorated over the years, even though it is listed in the New Jersey and National Registers of Historic Places.

This house was vacant for several years and about to be demolished, when the Blahut family of southern Ocean County came forward and purchased the property to keep it from being destroyed. Their goal was to carefully restore the landmark 1880s residence to its former grandeur and transform it into a small, distinctive, luxury hotel, thereby pro-



Complete in 2007

moting the local economy and history of the Beach Haven community.

Known locally as “the Onion Dome” for its onion-shaped cupola, the meticulously rehabilitated Williams Cottage Inn includes a grand entry parlor, formal dining room, large library, and eight luxurious guest rooms each with décor in a unique theme.

Rehabilitation efforts have included changing the floor plan to create guest rooms and an apartment for the caretaker. The most deteriorated windows were replaced with windows that have an appropriate Queen Anne style configuration. Several synthetic materials, one that mimics the appearance of wood and the other of slate, have been used on the trim and roof, respectively.

For information about rehabilitations see: *Historic Preservation: An Introduction to Its History, Principles, and Practice* by Norman Tyler.

RESTORATION: NEW SECOND STORY WINDOWS 114 SECOND STREET



114 Second Street in 2006



114 Second Street with suggested windows

With the installation of new, “old fashioned,” wood frame, divided light, casement windows on the second story enclosed porch, this charming shingled house could be restored to an earlier time when the sleeping porch was first enclosed. This would constitute a more historic appearance. The photograph of

the house’s appearance in 2006 (*on the left*) was doctored using a computer paint program (*on the right*) to show that even with a small appropriate project, the house’s historic character can be increased considerably.